



VILLAGE OF HASTINGS-ON-HUDSON

Municipal Building
7 Maple Avenue
Hastings-on-Hudson, New York 10706

LEGAL NOTICE

NOTICE OF HEARING BEFORE THE PLANNING BOARD OF THE VILLAGE OF HASTINGS ON HUDSON, NEW YORK.

PURSUANT TO THE PROVISIONS OF THE ACCESSORY/BOARDER APARTMENT LAW OF THE VILLAGE OF HASTINGS ON HUDSON, NEW YORK.

NOTICE IS HEREBY GIVEN THAT:

A PUBLIC HEARING WILL BE HELD BY THE PLANNING BOARD ON SEPTEMBER 19, 2019 at 8:15 PM, IN THE MUNICIPAL BUILDING MEETING ROOM AT 7 MAPLE AVENUE, HASTINGS ON HUDSON, NEW YORK.

THE HEARING WILL BE HELD ON THE ACCESSORY APARTMENT APPLICATIONS FOR THE FOLLOWING:

ACCESSORY APARTMENT

- 1. Florin Mihai Cuibus – 237 Farragut Parkway – 4.110-109-9
Waiver required for sqare footage.**

THE PLANNING BOARD AT SAID TIME AND PLACE WILL HEAR ALL PERSONS IN SUPPORT OF SUCH MATTER AND ANY OBJECTIONS THERETO.

WILLIAM O'REILLY, CHAIR

**PUBLISH: THE ENTERPRISE
SEPTEMBER 6, 2019**

APPLICATION FOR BOARDERS / ACCESSORY APARTMENTS



Application is hereby made to the Village of Hastings-on-Hudson, New York for the approval and issuance of a permit pursuant to Section 405 of the Zoning Code.

(Please type or print in black ink)

NAME FLORIN MIHAI CHIBUS

ADDRESS 237 Farragut Ave Hah NY

SHEET _____; BLOCK _____; LOTS _____

DATE DWELLING PURCHASED 08/03/2016

DATE DWELLING OCCUPIED BY OWNER 08/03/2016

TYPE OF PERMIT REQUESTED:

Accessory Apartment
(Complete Section I)

Boarder

(Complete Section II)

DAYTIME

TELEPHONE

914 519 8509

SECTION I - ACCESSORY APARTMENT

Existing Accessory Apartment X, or

New Construction _____

Location of proposed apartment: _____ Principal Building _____ Accessory Building

Principal Building (Year Built) 1953 Accessory Building (Year Built) _____

Floor area of Principal Building 1883 s.f. Floor area of Accessory Building _____ s.f.

Floor area of Apartment 756 s.f. Number of Apartment Bedrooms 2

SECTION II - BOARDERS

Number of Boarders Requested _____

Sleeping Room Size for each Boarder _____ s.f.

Refrigerator _____ Yes _____ No

Microwave _____ Yes _____ No

I, the undersigned, as owner of the above-referenced property hereby make this application, and to the best of my knowledge and belief the statements contained herein are true. I will comply with the requirements of all Building, Electrical, Plumbing, Fire, Zoning and other codes of the Village of Hastings-on-Hudson and the laws of the State of New York. I also agree to permit the Building Official, any Building Inspector and any officer or employee of the Building Department to enter upon the premises without a search warrant.

Signature of Applicant

Sworn to before me this 22nd day of August 2019

Mary Ellen Ballantine

MARY ELLEN BALLANTINE
Notary Public, State of New York
Reg # 01BA6278291
Qualified in Westchester County
Commission Expires 3/25/2021

Notary Public

(FOR OFFICE USE ONLY)

SECTION III - INSPECTION REPORT

DATE APPLICATION RECEIVED 8/22/19

APPLICATION NO. A _____

FEE RECEIVED ☒

B _____

INSPECTION DATE 8/27/19

TO THE PLANNING BOARD:

REPORT OF INSPECTION -

There has not been any changes to this accessory apartment over the last 3 years. There has been no complaints received by this office in the last 3 years. The apartment is 40% of the principal dwelling. That is 15% over the allowable coverage.

CODE COMPLIANCE ? ☒ YES ☐ NO

WAIVERS REQUIRED ? ☒ YES ☐ NO

OFF STREET PARKING ? ☒ YES ☐ NO

IF YES, LIST WAIVERS REQUESTED

exceeds sq ft by 15%

[Signature]
Deputy BUILDING INSPECTOR

ACCESSORY APARTMENT

PLANNING BOARD HEARING September

APPROVED _____ DISAPPROVED _____

PERMIT NO. A- _____ EXPIRES _____

C OF O ISSUE DATE _____

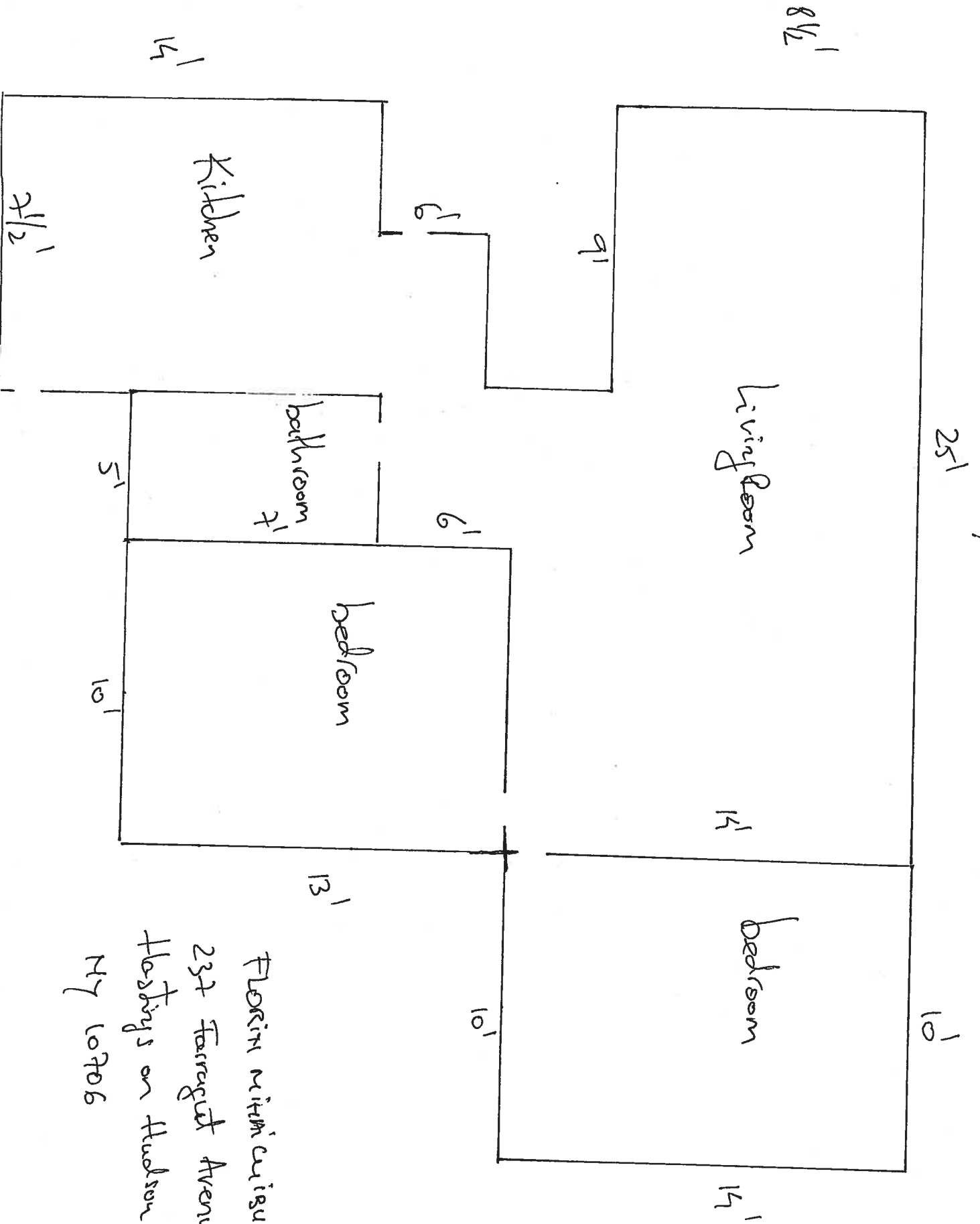
BOARDER

APPROVED _____ DISAPPROVED _____

PERMIT NO. B- _____ EXPIRES _____

C OF O ISSUE DATE _____

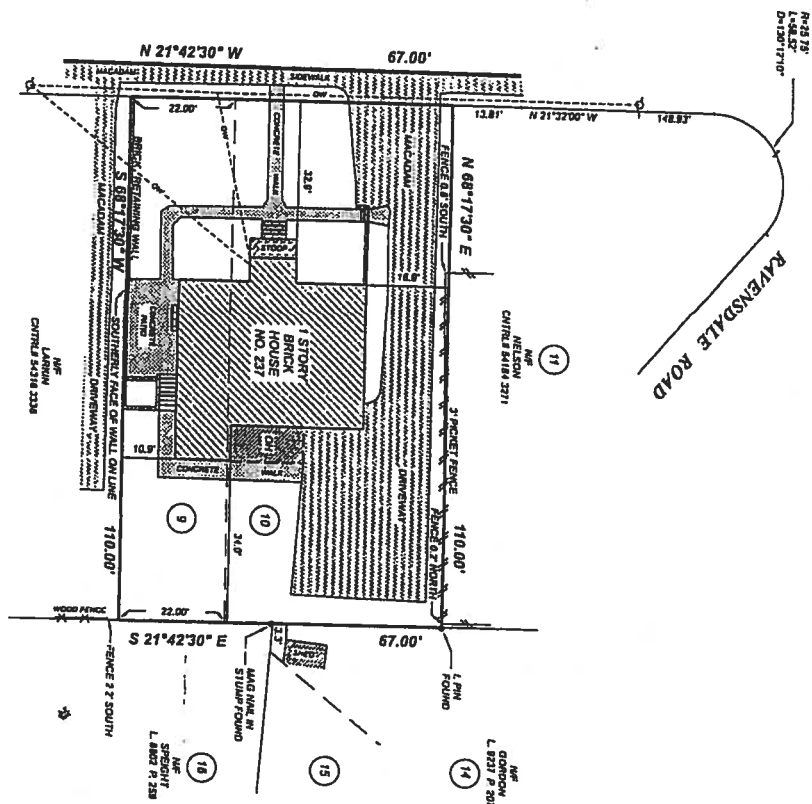
Accessory Apartment



FLORIN MITHICIGUS
237 Foregut Avenue
Hastings on Hudson
NY 10706

FILED MAP NORTH
N

FARRAGUT AVENUE (A/K/A FARRAGUT PARKWAY)



REFERENCES:

BEING LOT 10 AND THE NORTHERLY 22 FEET OF LOT 9 IN BLOCK "A" AS SHOWN ON A MAP ENTITLED "MAP OF RAVENSDALE" FILED IN THE WESTCHESTER COUNTY CLERK'S OFFICE ON JUNE 16, 1928, AS MAP NO. 3307

DEEDS AS NOTED

The survey which is being submitted is as property currently exists

NOTES:

- TAX LOT: 4 116-109-9
- RECORD DEED: LIBER 7398 PAGE 197
- AREA: 1.310 S.F. = 0.189 ACRE
- SUBJECT TO THE FINDINGS OF AN UP TO DATE ABSTRACT OF TITLE
- UNAUTHORIZED ALTERATION OR ADDITION TO A SURVEY MAP BEARING A LICENSED LAND SURVEYOR'S EMBOSSED SEAL, IS A VIOLATION OF SECTION 7209, SUBDIVISION 2, OF THE NEW YORK STATE EDUCATION LAW
- ONLY COPIES OF THIS MAP BEARING THE LICENSED LAND SURVEYOR'S EMBOSSED SEAL SHALL BE CONSIDERED TO BE VALID, TRUE COPIES
- UNDERGROUND UTILITIES SUCH AS SEWERAGE DISPOSAL SYSTEMS, DRAINAGE, WATER MAINS, AND/OR ELECTRIC LINES, ETC., ARE NOT SHOWN AND ARE NOT CERTIFIED TO

I HEREBY CERTIFY TO THE PARTIES LISTED BELOW THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY COMPLETED ON JULY 6, 2014 AND WAS PREPARED IN ACCORDANCE WITH THE CURRENT EXISTING CODE OF PRACTICE FOR LAND SURVEYS ADOPTED BY THE NEW YORK STATE ASSOCIATION OF PROFESSIONAL LAND SURVEYORS, INC.

FLORIN MIHAI CUBUS
-GABRIELA CUBUS
-ALL NEW YORK TITLE AGENCY, INC.
-FIRST AMERICAN TITLE INSURANCE COMPANY
-UNITED NATIONS FEDERAL CREDIT UNION

SURVEY OF PROPERTY PREPARED BY
FLORIN MIHAI & GAB CUBUS
VILLAGE OF HASTINGS-ON-HUD.
WESTCHESTER COUNTY
SCALE: 1" = 20'